

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Gary Shimun, Town Administrator / 797-1035

PREPARED BY: Phillip R. Holste, Program Manager / 797-1041

SUBJECT: Resolution

AFFECTED DISTRICT: 4

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE INITIATION OF DUE DILIGENCE PROCEDURES FOR THE ECATS LLC PROPERTY.

REPORT IN BRIEF: The ECATS2 LLC property is a 20 acre site (Folio #504023010010) located at the southwest corner of Flamingo Road and SW 26 Street. This resolution authorizes staff to initiate due diligence procedures for possible acquisition of the site utilizing the Open Space Bond. Due diligence may include independently conducted appraisals, title searches, surveys, and environmental assessments. Such expenses will be charged to the District 4 Open Space Bond Account.

PREVIOUS ACTIONS: N/A

CONCURRENCES: The Town's Open Space Advisory Committee (OSAC) reviewed and scored the site against the Open Space Bond criteria approved by the Town Council through R2006-110. The site scored 29 points out of a possible 39 points. OSAC recommended the initiation of due diligence activities for this property.

FISCAL IMPACT: Yes

Has request been budgeted? No

If no, amount needed: \$30,000

What account will funds be appropriated from: 030-3006-572.65-04
(District 4 Open Space Bond Account)

RECOMMENDATION(S): Motion to approve

Attachment(s): Resolution, Exhibit A: Location Map, Exhibit B: Property Fact Sheet, Exhibit C: Property Survey, Exhibit D: BCPA information

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE INITIATION OF DUE DILIGENCE PROCEDURES FOR THE ECATS2 LLC PROPERTY FOR ITS POSSIBLE ACQUISITION THROUGH THE 2006 OPEN SPACE BOND

WHEREAS, in September 2005, the voters of the Town of Davie approved the issuance of general obligation "Open Space" bonds in order to protect the quality of water bodies, to preserve and improve wildlife habitat and parks, to complete the recreational trail system, and to protect natural lands from development; and

WHEREAS, the Town of Davie has received a willing seller letter from ECATS2 LLC regarding their 20 acre property, located at the southwest corner of Flamingo Road and SW 26 Street; and

WHEREAS, the Town Davie may be interested in acquiring this site utilizing funds from the Open Space Bond.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie hereby authorizes the initiation of due diligence procedures for the 20 acre property owned by ECATS2 LLC (Folio #504023010010) and authorizes the allocation of such due diligence expenses to the District 4 Open Space Bond account, 030-3006-572.65-04.

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2007.

MAYOR/COUNCILMEMB

ER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2007.

Exhibit A: Location Map



EXHIBIT A: LOCATION MAP

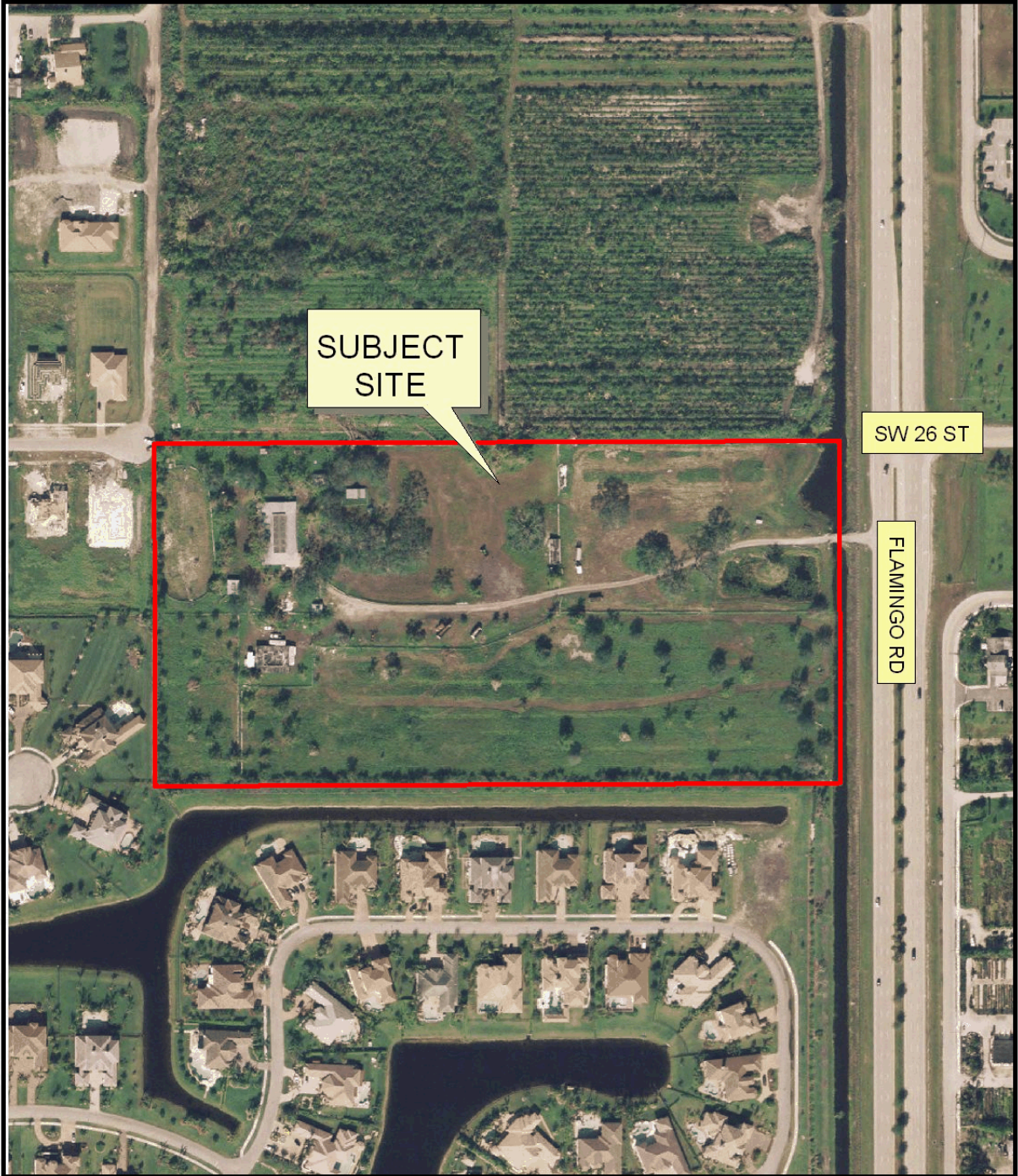


Exhibit B: Property Fact Sheet

PROPERTY OWNER: ECATS 2 LLC

ADDRESS: SW Corner of Flamingo Road and SW 26 Street

FOLIO NUMBER: 504023010010

LEGAL DESCRIPTION: 2-17 D 23-50-40 TR 1 & TR 2 less road R/W

SITE ACREAGE: 20 acres

SITE DIMENSIONS: 650 Feet (N-S) and 1,280 Feet (E-W)

SITE DRAINAGE: Canal adjacent to eastern boundary of site, natural drainage for remainder of property, Small wetlands on-site.

LAND USE: R-1

ZONING: R-1

WILLING SELLER: Yes

PRIMARY USE: Agricultural/Vacant Lot/ Stable on site

SITE ACCESS: Flamingo Road/ Culvert Crossing

PRESENCE OF STRUCTURES: Yes, 1 building (Approximately 1,200 sf stable)

SURROUNDING USES:

North – Vacant/ In Process of being developed/ Flamingo Garden Estates

South – Residential/ Stonebrook Development

East – Commercial (Animal Hospital)

West – Residential

COUNCIL DISTRICT: 4

OTHER NOTES: Adjacent to recently vacated open space strip (15 ft), Site currently being developed (Stonebridge Estates), entry gate, partial perimeter fence in place, guardrails along Flamingo Road, Interior roadway, Oak Trees on site, Horses on site

Exhibit C: Property Survey

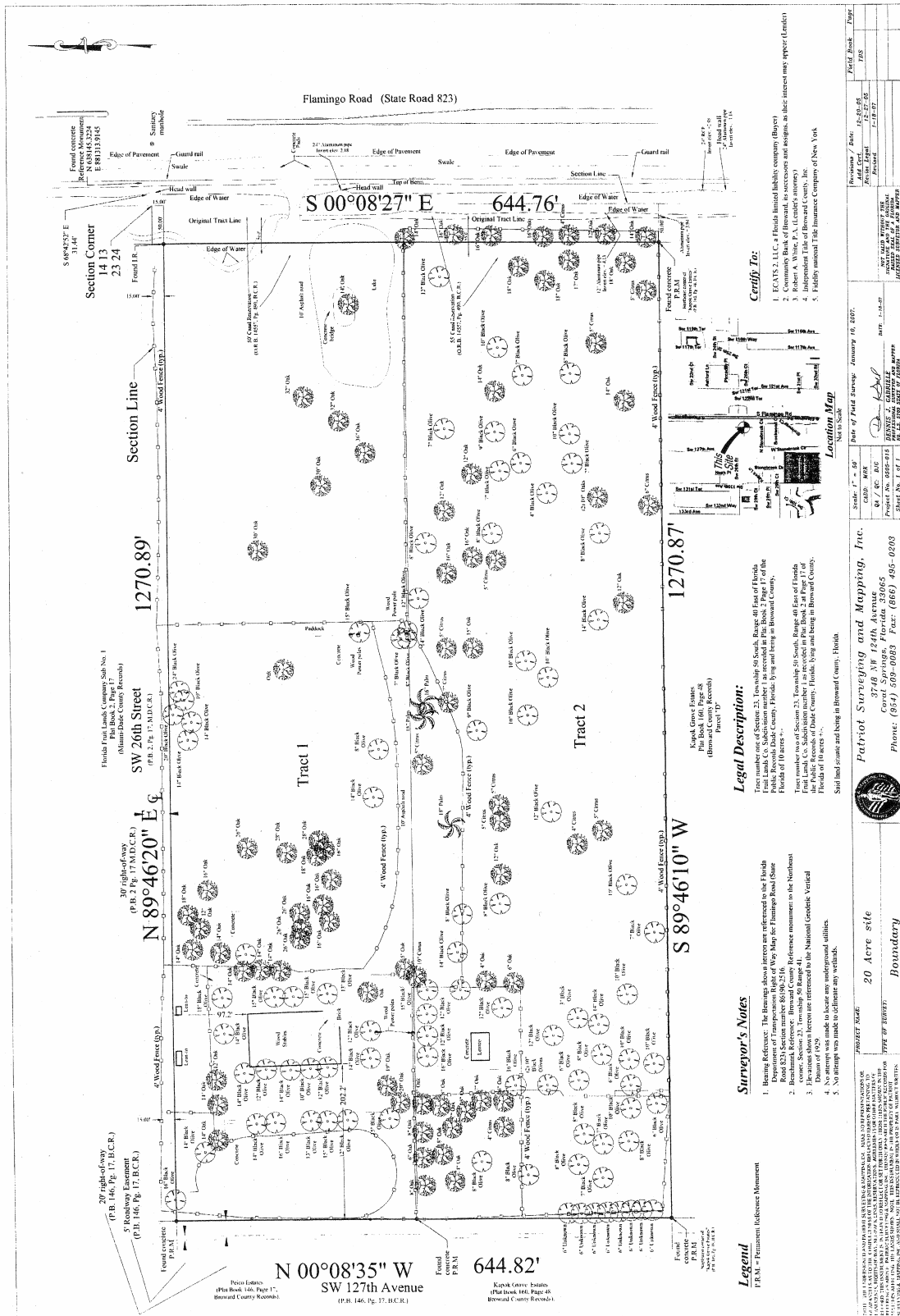


Exhibit D: Broward County Property Appraiser Information

**IMPORTANT:**

If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay. Please use our **Tax Estimator** to determine a more likely estimate of your new amount.

PREVIOUS**NEXT****VIEW MAP****PRINT****NEW SEARCH****BCPA HOME**

Click here to display your 2007 TRIM Notice.

Site Address	2651 FLAMINGO ROAD , DAVIE	ID #	5040 23 01 0010
Property Owner	ECATS 2 LLC	Millage	2412
Mailing Address	10885 NW 6 ST CORAL SPRINGS FL 33071	Use	63

Legal Description	FLA FRUIT LANDS CO SUB NO 1 2-17 D 23-50-40 TR 1 & TR 2 LESS RD R/W
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Property Assessment Values					
Year	Land	Building	Land Value AG	Total	Tax
Current	\$3,351,090	\$42,220	\$4,119,800	\$3,393,310	
2006	\$4,119,800	\$38,970		\$4,158,770	\$96,849.49
2005	\$20,000	\$30,040	\$1,500,000	\$50,040	\$1,305.38

Save Our Home Value	Exemptions			
	Type	Widow(er)'s/Veteran's/Disability	Homestead	Non-Exempt
				\$3,393,310

Sales History					Land Calculations		
Date	Type	Price	Book	Page	Price	Factor	Type
12/29/2005	WD	\$5,000,000	41265	365	\$1,000	3.75	HB
12/1/1993	QC	\$100	21586	762	\$205,990	16.25	AC
10/1/1990	SW	\$205,000					
8/1/1973	W	\$40,000			\$205,990	20.00	AG
4/1/1969	W	\$40,500			Adj. Bldg. S.F.		972
					Eff. Year Built		1974

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
24	D		B		
R			B		
1					

Please Note: Assessed values shown are **NOT** certified values and are subject to change before final certification for ad valorem tax purposes.